

# DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations



Certificate Reference: 15/08/2013/1

## 1. DETAILS OF THE CLIENT

Client: Steer Management Services Ltd  
Address: 83 Arlington Drive  
Leigh  
Postcode: WN7 3QP

## 2. ADDRESS AND DETAILS OF THE INSTALLATION

Installation: Steer Management Services  
Address: 64 Brackenbury Road  
Preston  
Postcode: PR1 7UQ

Estimated age of electrical installation: 20+ years  
Evidence of alterations or additions: Yes if yes, estimated age: 10+ years  
Date of previous inspection: N/A Installation Cert number: N/A  
Records of installation available: N/A Records held by: N/A

## 3. PURPOSE OF THE REPORT

Purpose for which this report is required: Landlord Safety Report

## 4. EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: Whole Installation  
Agreed and operational limitations of the inspection and testing (include reasons and person agreed with): No Floorboards Lifted. No Loft Entry.

The inspection has been carried out in accordance with BS 7671:2008, as amended to 2011. Cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.

## 5. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 16), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

**For the INSPECTION, TESTING AND ASSESSMENT of the report:**

Name: Andy Hidden Position: Owner Signature: [Signature] Date: 15/08/2013

## 6. DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: Andy Hidden Electrician  
Address: 116 North Street  
Ashton-In-Makerfield  
Wigan  
Postcode: WN4 8TD  
Telephone Number: 07946844904  
D601187



## 7. SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

**Overall assessment of the installation in terms of it's suitability for continued use\*:**

**SATISFACTORY**

\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.



## 9. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

RCD protection not extended to all circuits. Although the condition of the installation permits an inspection period of 5 years I suggest that because of multiple occupancy the installation is tested every 12 months.

## 10. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 years but it is recommended that a test is undertaken every 12 months to take into account multiple occupancy. (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 8).

## 11. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)	Number and Type of Live Conductors				Nature of Supply Parameters				Characteristics of Primary Supply Overcurrent Protective Device(s)				
TN-S <input checked="" type="checkbox"/>	1-phase (2 wire): <input checked="" type="checkbox"/>	1-phase (3 wire): N/A			Nominal voltage(s): U: 240 V	Nominal frequency, f: 50 Hz			BS(EN): 1361 Fuse HBC				
TN-C-S N/A	3-phase (3 wire): N/A	3-phase (4 wire): N/A			Uo: 230 V	External earth fault loop impedance, Ze: 0.15 Ω			Type: 2				
TT N/A	Other: N/A				Prospective fault current, Ipf: 1.66 kA				Rated current: 100 A	Short-circuit capacity: 33 kA			
	Confirmation of supply polarity: <input checked="" type="checkbox"/>												

## 12. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing		Details of Installation Earth Electrode (where applicable)				Protective measure(s) against electric shock:	
Distributor's facility: <input checked="" type="checkbox"/>	Type: N/A	Location: N/A			ADS		
Installation earth electrode: N/A	Electrode resistance, RA: N/A Ω	Method of measurement: N/A			Maximum Demand (Load): 100 Amps		
Main Switch or Circuit-Breaker				Earthing and Protective Bonding Conductors			
Type BS(EN): N/A	Voltage rating: 240 V	Earthing conductor					
Number of poles: N/A	Rated current, In: N/A A	Conductor material: Copper	Conductor csa: 6 mm <sup>2</sup>	Continuity & connection verified: <input checked="" type="checkbox"/>			
Supply conductors material: Copper	RCD operating current: N/A mA	Main protective bonding conductors					
Supply conductors csa: 25 mm <sup>2</sup>	RCD rated time delay: N/A ms	Conductor material: Copper	Conductor csa: 10 mm <sup>2</sup>	Continuity & connection verified: <input checked="" type="checkbox"/>			
	RCD operating time: N/A ms	Bonding of extraneous-conductive parts					
		Water service: <input checked="" type="checkbox"/>	Gas service: <input checked="" type="checkbox"/>	Oil service: N/A	Lightning protection: N/A		
		Structural Steel: N/A	Other incoming service(s): N/A				

### 13. INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

1.0 DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT				4.0 CONSUMER UNIT(S)/DISTRIBUTION BOARD(S)			
	Comments	Outcome	Further investigation required		Comments	Outcome	Further investigation required
1.1 Service cable condition	N/A	✓	No	4.1 Adequacy of working space/accessibility to distribution board	N/A	C3	No
1.2 Condition of service head	N/A	✓	No	4.2 Security of fixing	N/A	✓	No
1.3 Condition of tails - Distributor	N/A	✓	No	4.3 Condition of enclosure(s) in terms of IP rating etc	N/A	✓	No
1.4 Condition of tails - Consumer	N/A	✓	No	4.4 Condition of enclosure(s) in terms of fire rating etc	N/A	✓	No
1.5 Condition of metering equipment	N/A	✓	No	4.5 Enclosure not damaged/deteriorated so as to impair safety	N/A	✓	No
1.6 Condition of isolator (where present)	N/A	N/A	No	4.6 Presence of main linked switch	N/A	✓	No
<b>2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS</b>	N/A	N/A	No	4.7 Operation of main switch (functional check)	N/A	✓	No
<b>3.0 EARTHING / BONDING ARRANGEMENTS</b>				4.8 Manual operation of circuit-breakers and RCD's to prove disconnection	N/A	✓	No
3.1 Presence and condition of distributor's earthing arrangement	N/A	✓	No	4.9 Correct identification of circuit details and protective devices	N/A	C3	No
3.2 Presence and condition of earth electrode connection where applicable	N/A	N/A	No	4.10 Presence of RCD quarterly test notice at or near distribution board	N/A	✓	No
3.3 Provision of earthing/bonding labels at all appropriate locations	N/A	C3	No	4.11 Presence of non-standard (mixed) cable colour warning notice at or near distribution board	N/A	N/A	No
3.4 Confirmation of earthing conductor size	N/A	✓	No	4.12 Presence of alternative supply warning at or near distribution board	N/A	N/A	No
3.5 Accessibility and condition of earthing conductor at MET	N/A	✓	No	4.13 Presence of other required labelling (please specify)	N/A	N/A	No
3.6 Confirmation of main protective bonding conductor sizes	N/A	✓	No	4.14 Presence of replacement next inspection recommendation label	N/A	✓	No
3.7 Condition and accessibility of main protective bonding conductor connections	N/A	✓	No	4.15 Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	N/A	✓	No
<b>Outcomes:</b>				4.16 Single-pole protective devices in line conductor only	N/A	✓	No
'TICK' indicates Acceptable condition	'C1' or 'C2' indicates Unacceptable Condition			4.17 Protection against mechanical damage where cables enter distribution board	N/A	✓	No
'C3' indicates Improvement recommended	'N/A' indicates Not Applicable			4.18 Protection against electromagnetic effects where cables enter consumer unit	N/A	✓	No
'LIM' indicates Limitation	'N/V' indicates Not Verified						

**14. INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY**

Comments	Outcome	Further investigation required	Comments	Outcome	Further investigation required		
4.19 RCD(s) provided for fault protection - includes RCBOs	N/A	C3	No	5.13 Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A	LIM	No
4.20 RCD(s) provided for additional protection - includes RCBOs	N/A	LIM	No	5.14 Band II cables segregated/separated from Band I cables	N/A	LIM	No
<b>5.0 FINAL CIRCUITS</b>				5.15 Cables segregated/separated from communications cabling	N/A	✓	No
5.1 Identification of conductors	N/A	C3	No	5.16 Cables segregated/separated from non-electrical services	N/A	LIM	No
5.2 Cables correctly supported throughout their run	N/A	LIM	No	<b>5.17 Termination of cables at enclosures - indicate extent of sampling in Extent and Limitations of the report</b>			
5.3 Condition of insulation of live parts	N/A	✓	No	* Connections soundly made and under no undue strain	N/A	✓	No
5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (to include the integrity of conduit and trunking systems in metallic and plastic)	N/A	C3	No	* No basic insulation of a conductor visible outside enclosure	N/A	✓	No
5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation	N/A	C3	No	* Connections of live conductors adequately enclosed	N/A	✓	No
5.6 Coordination between conductors and overload protective devices	N/A	✓	No	* Adequately connected at point of entry to enclosure (glands, bushes etc.)	N/A	✓	No
5.7 Adequacy of protective devices: type and rated current for fault protection	N/A	✓	No	5.18 Condition of accessories including socket-outlets, switches and joint boxes	N/A	✓	No
5.8 Presence and adequacy of circuit protective conductors	N/A	✓	No	5.19 Suitability of accessories for external influences	N/A	✓	No
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	N/A	C3	No	<b>6.0 ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY SWITCHING/STOPPING AND FUNCTIONAL SWITCHING)</b>			
5.10 Concealed cables installed in prescribed zones (see Extent and Limitations)	N/A	LIM	No	6.1 In General			
5.11 Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Extent and Limitations)	N/A	LIM	No	* presence and condition of appropriate devices	N/A	✓	No
<b>5.12 Provision of additional protection by RCD not exceeding 30mA:</b>				* correct operation verified	N/A	✓	No
* For all socket outlets of rating 20A or less provided for use by ordinary persons unless an exception is permitted	N/A	C3	No	6.2 For isolation and switching for mechanical maintenance only			
* For supply to mobile equipment not exceeding 32A rating for use outdoors	N/A	N/A	No	* capable of being secured in the OFF position where appropriate	N/A	✓	No
* For cables concealed in walls or partitions	N/A	C3	No	* acceptable location - state if local or remote from equipment being controlled where appropriate	N/A	✓	No
				* clearly identified by position and/or durable marking(s)	N/A	✓	No
				<b>Outcomes:</b>			
				'TICK' indicates Acceptable condition			'C1' or 'C2' indicates Unacceptable Condition
				'C3' indicates Improvement recommended			'N/A' indicates Not Applicable
				'LIM' indicates Limitation			'N/V' indicates Not Verified

**15. INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY**

	Comments	Outcome	Further investigation required
6.3 For isolation only * warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A	✓	No
6.4 For emergency switching/stopping only * readily accessible for operation where danger might occur	N/A	✓	No
<b>7.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)</b>			
7.1 Condition of equipment in terms of IP rating	N/A	✓	No
7.2 Equipment does not constitute a fire hazard	N/A	✓	No
7.3 Enclosure not damaged/deteriorated so as to impair safety	N/A	✓	No
7.4 Suitability for the environment and external influences	N/A	✓	No
7.5 Security of fixing	N/A	✓	No
7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)	N/A	✓	No
7.7 Recessed luminaires (downlighters) * correct type of lamps fitted	N/A	N/A	No
* installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	N/A	N/A	No
* no signs of overheating to surrounding building fabric	N/A	✓	No
* no signs of overheating to conductors/ terminations	N/A	✓	No
<b>Outcomes:</b>			
'TICK' indicates Acceptable condition	'C1' or 'C2' indicates Unacceptable Condition		
'C3' indicates Improvement recommended	'N/A' indicates Not Applicable		
'LIM' indicates Limitation	'N/V' indicates Not Verified		

	Comments	Outcome	Further investigation required
<b>8.0 LOCATION(S) CONTAINING A BATH OR SHOWER</b>			
8.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA	N/A	N/A	No
8.2 Where used as a protective measure, requirements for SELV or PELV met	N/A	N/A	No
8.3 Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A	N/A	No
8.4 Presence of supplementary bonding conductors, unless not required by BS 7671:2008	N/A	LIM	No
8.5 Low voltage (e.g. 230 volt) socket -outlets sited at least 3m from Zone 1	N/A	N/A	No
8.6 Suitability of equipment for external influences from installed location in terms of IP rating	N/A	C3	No
8.7 Suitability of equipment for installation in a particular zone	N/A	✓	No
8.8 Suitability of current-using equipment for particular position within the location	N/A	✓	No
<b>9.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS</b>			
9.1 List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)			
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No
N/A	N/A	N/A	No

**16. SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS**

Designation of consumer unit:		D.B. 1						Location: Hallway						Prospective fault current: 1.66 kA		Type of Wiring O-Other: N/A												
Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671 s	Overcurrent protective devices				RCD	Circuit impedances (Ohms)					Insulation resistance (record lower or lowest value)				Polarity	Maximum measured earth fault loop impedance Zs	RCD Operating times				
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	Type No	Rating A	Capacity kA		Operating current mA	Maximum Zs permitted by BS7671 Ω	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Line/Line MΩ	Line/Neutral MΩ			Line/Earth MΩ	Neutral/Earth MΩ	At In ms	At 5 In ms	Test button Operation
															r1 (Line)	r <sub>n</sub> (Neutral)	r2 (cpc)	R1+R2	R2									
1	Lights	A	C	5	1.0	1.0	0.4	60898	B	6	6	N/A	7.67	N/A	N/A	N/A	0.91	N/A	N/A	> 299	> 299	> 299	✓	N/A	N/A	N/A	N/A	
2	Lights	A	C	7	1.0	1.0	0.4	60898	B	6	6	N/A	7.67	N/A	N/A	N/A	1.08	N/A	N/A	10	10	10	✓	N/A	N/A	N/A	N/A	
3	Central Heating	A	C	1	2.5	1.0	0.4	60898	B	16	6	N/A	2.87	N/A	N/A	N/A	0.58	N/A	N/A	81.4	83.7	83.1	✓	N/A	N/A	N/A	N/A	
4	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
6	Kitchen Sockets	A	C	4	6	2.5	0.4	60898	B	32	6	30	1.44	N/A	N/A	N/A	0.63	N/A	N/A	63.7	63.7	> 299	✓	0.80	35.6	25.3	✓	
7	Shower	A	C	1	6	2.5	0.4	60898	B	32	6	30	1.44	N/A	N/A	N/A	0.59	N/A	N/A	> 299	> 299	> 299	✓	0.65	35.6	N/A	✓	
8	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
9	Upstairs Sockets	B	C	N/A	2.5	1.0	0.4	60898	B	32	6	30	1.44	0.30	0.29	0.56	0.43	N/A	N/A	> 299	> 299	> 299	✓	0.42	35.6	N/A	✓	
10	Downstairs Sockets	A	C	6	2.5	1.5	0.4	60898	B	32	6	30	1.44	0.18	0.19	0.31	0.42	N/A	N/A	45.0	45.0	44.9	✓	0.90	35.6	25.3	✓	

**17. TEST INSTRUMENTS**

Multi-functional: Megger MFT1552 6111-754/110311/7248

Insulation resistance: Megger MFT1552 6111-754/110311/7248

Continuity: Megger MFT1552 6111-754/110311/7248

Earth electrode resistance: Megger MFT1552 6111-754/110311/7248

Earth fault loop impedance: Megger MFT1552 6111-754/110311/7248

RCD: Megger MFT1552 6111-754/110311/7248

## **DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS**

**(to be appended to the Report)**

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or condition which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with the other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.